

The Real Estate ANALYST

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REAL ESTATE TAX BULLETIN

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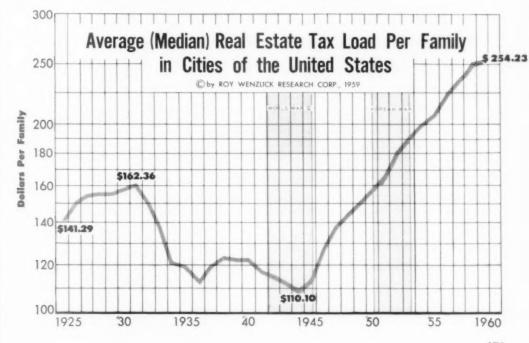
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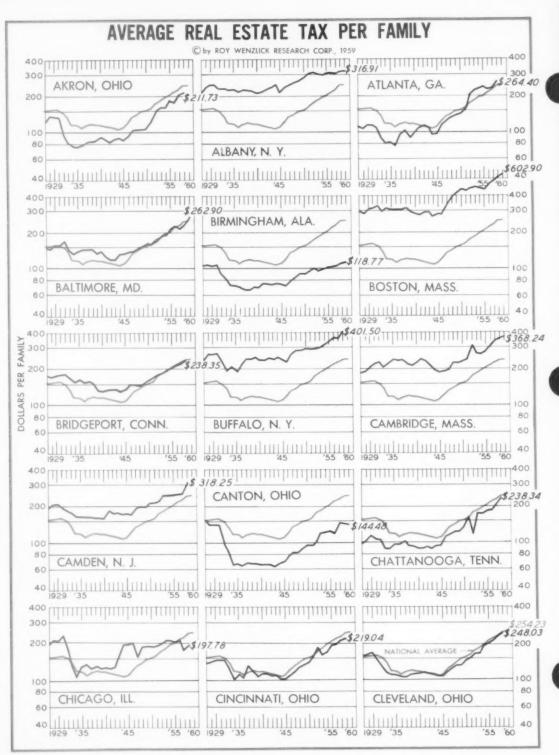
Real Estate Economists, Appraisers and Counselors

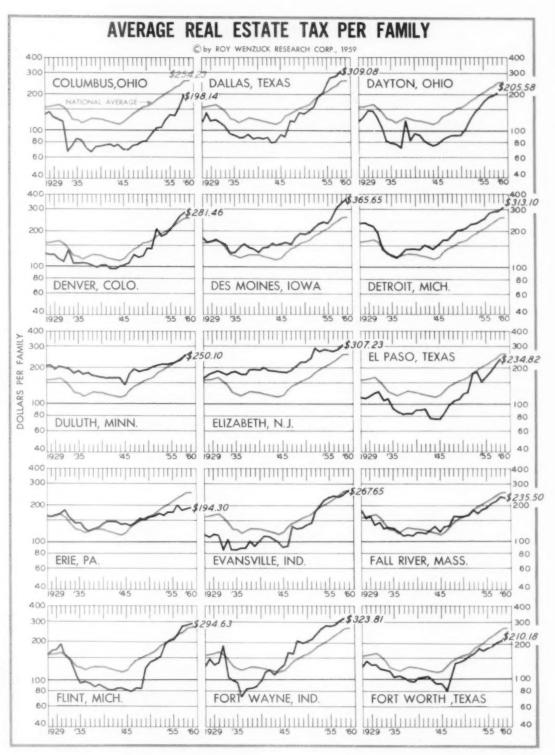
REAL ESTATE TAXES ADVANCE AT SLOWER RATE

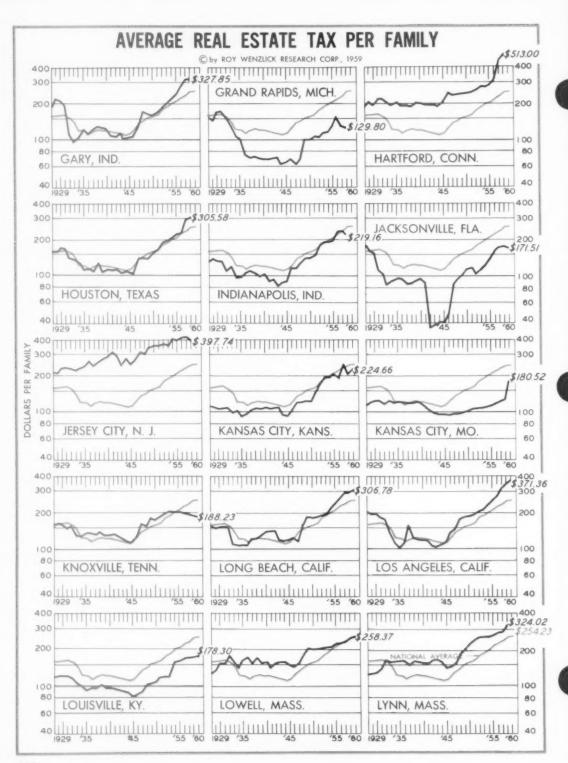
HE average (median) real estate tax load per family this year increased only 1.3 percent from 1958, compared with an increase of 5.4 percent from 1957 to 1958. The 1959 preliminary figure is \$254.23, which is an increase of \$3.23 from the final figure for 1958.

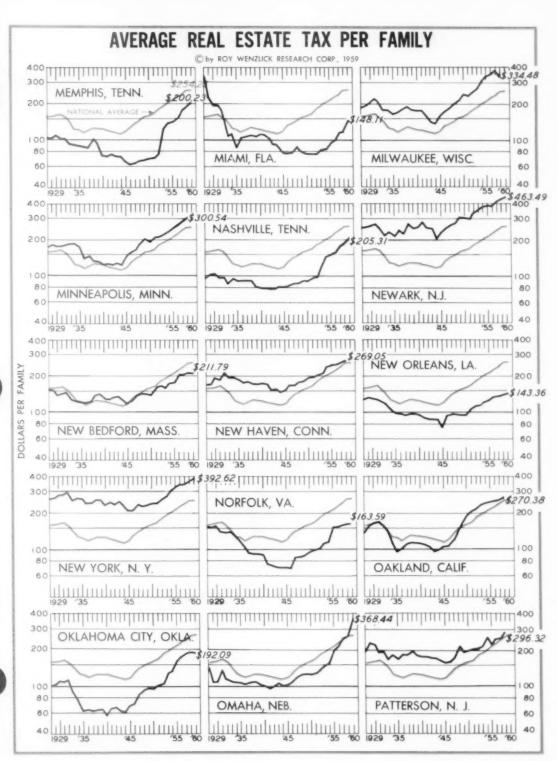
The charts on the following pages show the average tax load per family for each of 94 cities charted from 1928 to the present. The red line on each of these charts shows the average of all cities and the blue line shows the average for each city. Although the average of all cities advanced at a slower rate, the average tax load per family in eleven cities decreased from 1958: Canton, Fall River, Jacksonville, Knoxville, New Bedford, Oklahoma City, Philadelphia, Scranton, Springfield (Mass.), Tulsa, and Worcester. On the last page of the report the cities are ranked on the basis of the final tax data for 1958. The preliminary data available for 1959 are shown alongside.

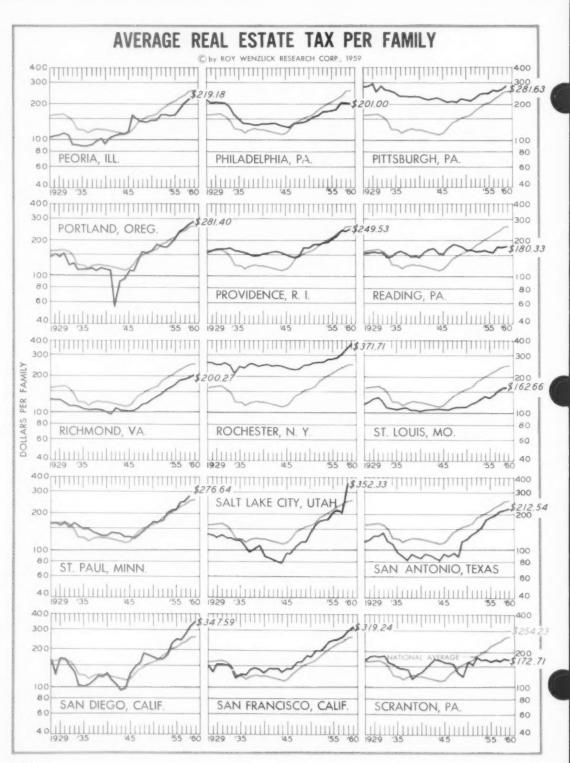


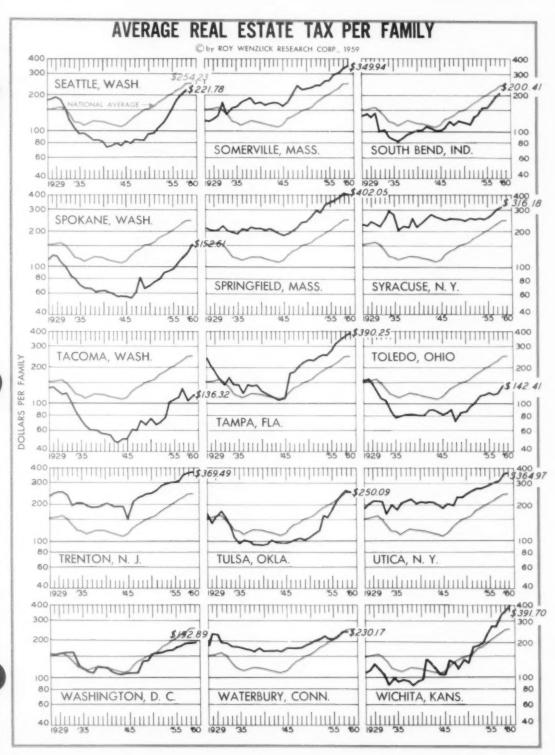


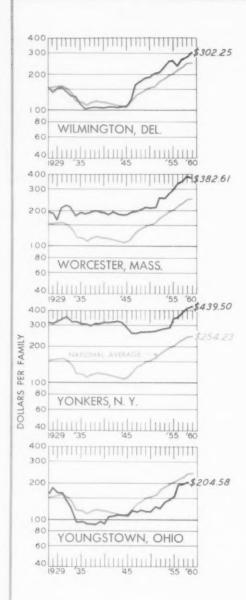












nk 1958	City	Tax Load 1958	Tax Load 1959
1	City Boston, Mass. Hartford, Conn. Newark, N. J. Springfield, Mass. Yonkers. N. Y.	Tax PER FAMIL Tax Load 1958 3564.74 513.00 436.36	Tax Load 1956 \$602.90
2	Hartford, Conn.	513.00	*
3	Newark, N. J.	436.36 421.20	463.49
4	Springfield, Mass.	421.20	402.05
5	Yonkers, N. Y.	412.51	439.50
6	Buffalo, N. Y.	401.80	
7	Jersey City, M. J.	397.74	
8	Worcester, Mass.	390.26	382.61 392.62
9	New York, N. Y.	372.12	392.62
10	Tampa, Fla.	366.43	390.25
11	Trenton, N. J.	364.65	369.49
12	Utica, N. Y.	362.64	364.97
13	Wichita, Kans.	357.98	391.70
14	Cambridge, Mass.	352.62	368.24
15	Salt Lake City, Utah	352.33	
16	Los Angeles, Calif.	347.63	371.36
17	Rochester, N. Y.	344.61	371.71
18	Somerville, Mass.	337.44	349.94
19	Des Moines, lowa	336.78	365.65
20	Milwaukee, Wis	334.48	
21	Gary, Ind.	327.85	242.20
22	San Inego, Calif.	324.73	347.59
23	Lynn, Mass.	324.02	
24	Fort Wayne, Ind.	323.81	-
23	Camden, N. J.	318.25	
20	Syracuse, N. T.	316.18	210 01
20	Palles Torres	311.48	316.91
20	Dallas, Texas	309.08	-
20	Elizabeth, M. J.	307.23	-
31	Maiston, 1922s	300.00	-
30	tuneapons, minn.	300.34	206 70
32	Long Beach, Calif	297.81	306.78
34	Newark, N. J. Springfield, Mass. Yonkers, N. Y. Buffalo, N. Y. Jersey City, M. J. Worcester, Mass. New York, N. Y. Tampa, Fla. Trenton, N. J. Utica, N. Y. Wichita, Kane. Cambridge, Mass. Salt Lake City, Utah Los Angeies, Calif. Rochester, N. Y. Somerville, Mass. Des Moines, lowa Milwaukee, Wis. Gary, Ind. San Diego, Calif. Lynn, Mass. Port Wayne, Ind. Camden, N. J. Syracuse, N. Y. Albany, N. Y. Dallas, Texas Elizabeth, W. J. Houston, Texas 'dinneapolis, Minn. Long Beach, Calif. Paterson, N. J. Detroit, Mich. San Francisco, Calif. Pint, Mich. Denver, Colo. Wilmington, Del. St. Paul, Minn. Portland, Oreg. Oakland, Calif. New Haven, Conn. Pittsburgh, Pa. Omaha, Nebr. Atlanta, Ga. Tulsa, Okla. Lowell, Mass. MEDIAN Duluth, Minn. Evansville, Ind. Cleveland, Chio Fall River, Mass. Bridgeport, Coun. Chattanooga, Tenn. El Paso, Texas Baltimore, Md. Providence, R. I. Waterbary, Conn. Scattle, Wash. New Bedford, Mass. Peoria, Ill. Indianapolis, Ind. Cliccinnati, Ohio Akron, Chio Fort Worth, Texas Baytion, Ohio Kansas City, Kans. Youngstown, Ohio Chicago, Ill. Reading, Pa. Louisville, Fenn. Memphis, Tenn. Erie, Pa. Nashville, Tenn. Jacksonville, Fla. Reading, Pa. Louisville, Ky. Scranton, Pil. St. Louis, Mo. Norfolk, Va. Canton, Ohio Toledo, Ohio New Orleans, La. Spokane, Wash. Kansas City, Mo. Grand Rapide, Mich. Misrmingha, Ala. Tacoma, Wash.	296.32	
39	Letroit, Mich.	294.18	313.10
30	San Francisco, Calif	290.79	319.24
30	Print, Mich.	262.41	294.63
37	Denver, Colo.	281.46	***
36	Wilmington, Det.	278.80	302.25
39	St. Paul, Minn.	270.04	*** ***
40	Portland, Oreg.	273.09	281.40
41	Oakland, Calif.	270.38	
42	New Haven, Conn.	269.05	***
43	Pittsburgh, Pa.	266.82	281.63
44	Omaha, Nebr.	264.87	368.44
40	Atlanta, Ga.	264.40	***
40	Tuisa, Okia	263.31	250.09
47	Lowell, Mass.	251.90	258.37
	MEDIAN	251.00	254.23
46	Duluth, Minn.	250.10	
49	Evansville, Ind.	249.22	267.65
50	Cleveland, Ohio	248.03	
21	Fall River, Mass.	238.75	235.50
52	Bridgeport, Coan	238.35	
22	Chattanooga, Tenn	238.34	
34	El Paso, Texas	234.82	
20	Baltimore, Md.	233.99	262.90
.56	Providence, R. I.	230.38	249.53
57	Waterbury, Conn.	230.17	
58	Seattle, Wash	221.78	
59	New Bedford, Mass.	219.49	211.79
60	Peoria, Ill.	219.18	-
61	Indianapolis, Ind.	219.16	
62	Cincinnati, Ohio	219.04	-
63	Akron, Ohio	211.73	
64	Fort Worth, Texas	210.18	
65	San Antonio, Texas	207.79	212.54
66	Dayton, Ohio	205.58	-
67	Kansas City, Kans.	204.60	224.66
68	Youngstown, Ohio	204.58	
69	Philadelphia, Pa	201.40	201.00
10	South Bend, Ind.	200.41	
71	Columbus, Ohio	198.14	
72	Chicago, Ill.	197.78	
73	Richmond, Va.	195.94	200.27
74	Oklahoma City, Okla.	193.42	192 09
75	Washington, D. C.	191.73	192.89
76	Knoxville, Tenn.	191.55	188.23
77	Memphia, Tenn.	169.95	200.23
78	Erie, Pa	188.06	194.30
79	Nashville, Tenn	180.47	205.31
80	Jacksonville, Fla.	178.77	171.51
81	Reading, Pa	175.94	180.32
82	Louisville, Ky.	174.99	178.30
83	Scranton, Fa.	174.13	178.30 172.71 162.66°
84	St. Louis, Mo.	162.03	162.66*
85	Norfolk, Va.	157.73	163.59
86	Canton, Ohio	147.18	144.48
87	Toledo, Ohio	142.41	-
88	New Orleans, La.	139.62	143.36
89	Spokane, Wash.	133.65	152.61
90	Kansas City, Mo.	133.89	180.52
91	Grand Rapids, Mich.	129.80	-
92	Miami, Fla.	119.28	148.11
91	Birmingham, Ala.	113.87	148, 11 118, 77

